



Cinder Hill Cottage
WHITEGATE



Tranquil Setting

Sitting proudly at the peak of Cinder Hill, discover a unique home built to the highest of standards, offering unbroken views over the Cheshire countryside.

Only ten minutes from Hartford, yet a world away from the hustle and bustle, arrive at Cinder Hill Cottage along a sweeping driveway that runs through the manicured lawns, culminating in a landscaped, gravel turning circle with water feature, and offering plenty of parking.

A handsome home, the vision of its owner and product of his labour of love. Hidden away from the road behind mature hedging, catch your first glimpse of its traditional Cheshire brick and oak framed timberwork as you round the three tall cypress trees.

Approached along a sandstone path, step beneath the shelter and shade of the striking solid oak portico and enter into the hallway.



Country Character

Bright and inviting, light wooden floors meet with minimalist décor for a modern country home feel at Cinder Hill Cottage. To one side, the light oak bespoke staircase, with storage beneath, turns up past a window streaming light in, whilst ahead and left, glazed doors open into the lounge.

Imposingly handsome, an enormous Cheshire brick inglenook with oak bressummer beam houses an 8kw wood-burning stove, filling the room with warmth and welcome. To the front, the bay window draws in an abundance of light. Beams bedeck the ceilings throughout the home.



Dine in Style

At the end of the hallway discover a handy guest WC, before making your way onwards and into the hub of the home, the classic country kitchen. Furnished in solid oak cabinetry and black granite worktops, windows draw in views from three sides. A sociable hub, with space for a breakfast table, integrated appliances in the kitchen include a dishwasher and oven with microwave oven, whilst in the utility room you can find plumbing for a washing machine and dryer, with additional space for a freezer.

Opening up from the kitchen is the striking oak framed garden room, where exposed Cheshire brick, oak sourced from Wales, and large windows combine for a balance of warmth, light and unrivalled views over the garden.

Returning to the kitchen, sneak a peek at the oak framed entrance porch to the side. From here there is also access to a handy downstairs shower room, ideal for those with accessibility needs.





Annexe Potential

From here, stairs lead down to a series of rooms on the lower ground floor, which, with their own separate external entrance, alongside access from the garden room, could work well as annexe accommodation.

A versatile level, whose rooms could serve as offices for those working from home, a large, open plan room currently serving as a living room-games room could also work well as a home gym, home office or cinema room.

Natural light streams in through light wells and windows to all sides, whilst patio doors open to this level's own private terrace.

"It's a home that works really well on so many levels."



Bedtime Beckons

Retracing your steps through the kitchen, the use of oak throughout the home creates a sense of harmony with the nature that surrounds Cinder Hill Cottage, as you arrive back in the entrance hallway.

Take the bespoke oak staircase up to the large, light-filled landing, before making your way to the master bedroom. With incredible views out over the garden and countryside, the master bedroom is furnished with a run of bespoke wooden wardrobes and matching dressing table. Relax and refresh in the private ensuite, with shower, wash basin and WC.

“The views are wonderful.”

Also situated on the first floor is a second spacious double bedroom awash with light from windows overlooking the garden and fields to two sides. Tranquil and spacious, this double bedroom also boasts plenty of storage.

Currently containing bunk beds, bedroom four also opens up from the landing, a light-filled bedroom, carpeted underfoot and offering leafy views out over the garden.

Relax and unwind in the family bathroom, where contemporary style is enhanced by a few traditional wooden elements in the bespoke vanity unit with wash basin. Indulge in a restorative soak in the jacuzzi bath, with shower overhead.

Bedroom three, a comfortable double bedroom can be found to the left of this bathroom, with views out over the garden and countryside to two sides. The barn can also be seen from here, a building itself brimming with potential.



The Potential to Grow...

Outside, a huge barn is currently divided into workshop and garage space, with a large room above once used as a games room and hosting a snooker table. With vast potential, this building could, with planning permission, be transformed into an an annexe, ancillary accommodation, home gym/leisure suite or office.

With its manicured front, gravel drive, turning circle and water feature, what was once a field has been transformed into a lush, landscaped garden, brimming with mature, colourful beds and a host of spectacular red acers.

Once home to a tennis court, there is vast scope for the outdoor space at Cinder Hill Cottage, which also comes with its own paddock in addition to the garden, offering the potential to keep ponies or horses.

It's a great family home – there's so much space, outside, to do any activity, from hosting catered family parties with bouncy castles to installing a swimming pool!"

An entertaining haven with ample opportunity on the patios for alfresco dining and barbecues, immerse yourself in the tranquillity of nature in a garden at one with the surrounding countryside.





Out and About

Superbly situated in the heart of the countryside, with so many walks on the doorstep, you can step out onto the Whitegate Way for a coffee at the Station Café or walk for ten minutes to The Plough for a hearty meal. Delamere Forest is only ten minutes away by car for fantastic walks through the trees and by the water.

Vale Royal Abbey Golf Club is only a short walk away down the hill, with fields stretching out from Cinder Hill Cottage as far as the eye can see.

Rural, but not remote, Cinder Hill Cottage is a mere ten-minutes from the hustle and bustle of Hartford, where you can find independent school The Grange, and Sir John Deane's Sixth Form College, alongside a variety of well-performing primary and secondary schools. A thriving town, dine out at one of Hartford's many restaurants including Chime and The Hart of Hartford.

Commuters are well placed, just 35 minutes from Manchester Airport, and with high-speed train links available to London via nearby Crewe. Fantastic motorway links also bring you within easy reach of locations on the North Wales coast and the Wirral, for days out on the beach.

Cheshire Oaks retail outlet is also easily accessible, whilst for artisanal produce, The Hollies Farm Shop is only a ten minute drive away.

Those who relish the quiet comfort of the countryside, whilst wishing to retain convenient city links could wish for no finer retreat than that of Cinder Hill Cottage, an elevated and inspirational home nestled on a spacious plot.

Offering peace and tranquillity and the potential to grow, elevate your expectations of country living, at Cinder Hill Cottage.

Ask the Owners

Where do you go when you need...



A groceries?

Coop in Hartford



A walk?

Delamere Forest. There are also some lovely walks around Whitegate



A bite to eat?

DeFINE Food and Wine



A local pub?

The Plough at Whitegate



A day out with the family?

Chester, just 30 minutes' away



School?

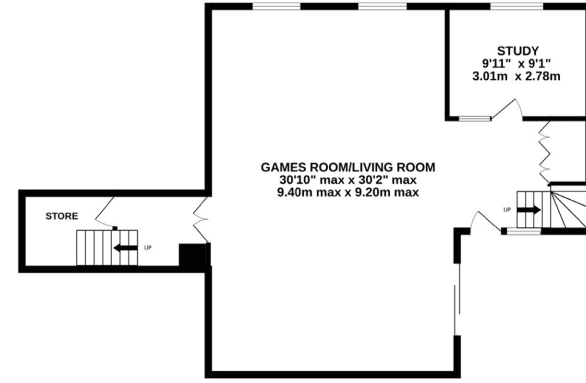
Whitegate Primary School or
The Grange School



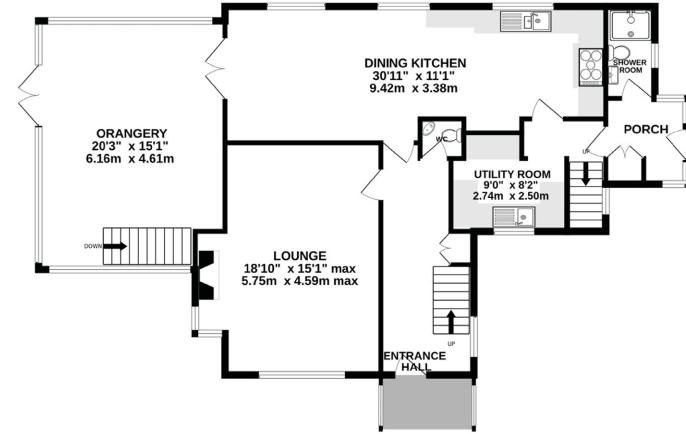
Specifications

- Iconic Whitegate home, offering unbroken views over the Cheshire countryside
- 2.39 acre plot with paddock
- Chain free
- 2877 square feet of living space
- 4 bedrooms, 3 bathrooms
- Large garage block with room above
- Beautiful, manicured gardens
- Wide selection of nearby amenities and excellent transport links

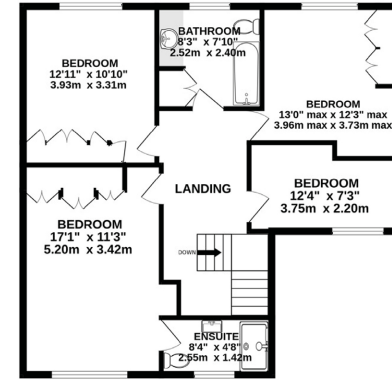
LOWER GROUND FLOOR
890 sq.ft. (82.6 sq.m.) approx.



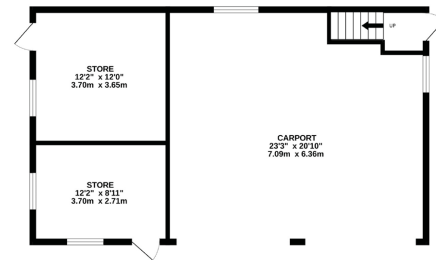
GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



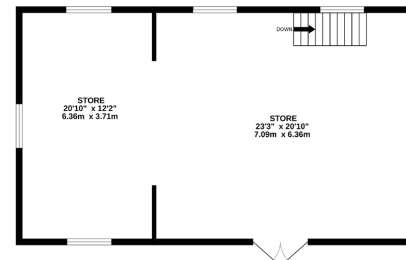
1ST FLOOR
800 sq.ft. (74.4 sq.m.) approx.



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.

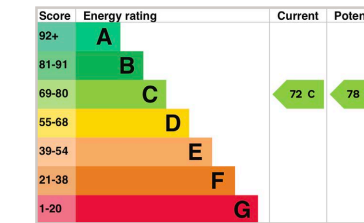


TOTAL FLOOR AREA: 2877 sq.ft. (267.3 sq.m.) approx.

OUTBUILDING TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Ian's Video Tour



Unable to locate the property?
Try **what3words**
 trucks.knowledge.castle

** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **



Cinder Hill Cottage

Cinder Hill

Whitegate

CW8 2BH



STOREYS

01606 339922 | hello@storeysofcheshire.co.uk